

011.A

0001

0114.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

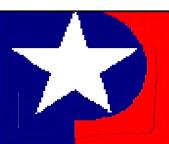
331,000 / 331,000

USE VALUE:

331,000 / 331,000

ASSESSED:

331,000 / 331,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

**OWNERSHIP**

Owner 1:	BRENTWOOD REALTY PARTNERS LL	Unit #:	114
Owner 2:			
Owner 3:			
Street 1:	60 PLEASANT ST #G12		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N  
Postal: 02476 Type:**PREVIOUS OWNER**

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry  
Postal: 02476**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	331,000			331,000		148664
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

PREVIOUS ASSESSMENT								Parcel ID	011.A-0001-0114.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	331,000	0	.	.	331,000	Year end	12/23/2021			
2021	102	FV	326,400	0	.	.	326,400	Year End Roll	12/10/2020			
2020	102	FV	317,200	0	.	.	317,200	317,200 Year End Roll	12/18/2019			
2019	102	FV	268,000	0	.	.	268,000	268,000 Year End Roll	1/3/2019			
2018	102	FV	221,900	0	.	.	221,900	221,900 Year End Roll	12/20/2017			
2017	102	FV	206,500	0	.	.	206,500	206,500 Year End Roll	1/3/2017			
2016	102	FV	206,500	0	.	.	206,500	206,500 Year End	1/4/2016			
2015	102	FV	186,400	0	.	.	186,400	186,400 Year End Roll	12/11/2014			

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots		12,465,000	No	No							
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots		99	No	No							
	18071-350		4/1/1987				No	No	N						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/11/2017										Measured	DGM	D Mann					
5/6/2000											197	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

**EXTERIOR INFORMATION**

Type:	7 - Condo Garden	
Sty Ht:	5 - 5 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	2 - Steel	
Prime Wall:	8 - Brick Veneer	
Sec Wall:		%
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	BRICK	
View / Desir:	N - NONE	

**BATH FEATURES**

Full Bath:	1	Rating: Average	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

**COMMENTS**

Building Number 1.

**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	

Other	
Upper	
Lvl 2	
Lvl 1	
Lower	

Totals	RMS: 3	BRs: 1	Baths: 1	HB
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**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1971
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**OTHER FEATURES**

Kits:	1	Rating: Average	
A Kits:		Rating:	
Frl:		Rating:	
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	F - Front
Total Units:	
Floor:	1 - 1st Floor
% Own:	0.903699994
Name:	16 - 6031

**DEPRECIATION**

Phys Cond:	AV - Average	28. %
Functional:		%
Economic:		%
Special:		%
Override:		%

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	3	1	0

**Totals**

1	3	1
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**MOBILE HOME**

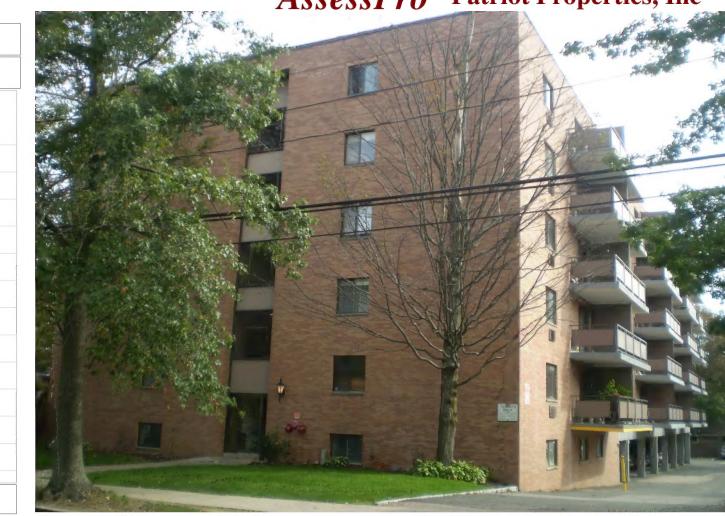
Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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**PARCEL ID** 011.A-0001-0114.0**SKETCH****SUB AREA**

SUB AREA		SUB AREA DETAIL			
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %
GLA	Gross Liv Ar	716	438.800	314,183	Area Usbl
Size Ad	716 Gross Area	716	FinArea	716	Qu Ten
Net Sketched Area:		716	Total:	314,183	

**IMAGE****AssessPro Patriot Properties, Inc**